

**Patrick Ducas** <patrickd@ducasconstruction.com>

Mon, May 8, 2017 at 1:06 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, Denis Lachman <denis@lachmanarchitects.com>

Cc: Christina Stacey <cstacey@portlandmaine.gov>, Kiya Smith <kiyalachsmith@gmail.com>

Jeanie

I have a question on your response. I believe that because we are including the building shell/structure as part of this package it is triggering the city's requirement for a: Code, Life Safety, Comchek and Accessible Compliance Review. If we modified the language of the cover letter and drawings to limit this to a purely Foundation & Civil permit application, could you delay the below requested review to the "Building Permit Set" and review and approve this more expediently?

Regarding this specific requirement: 5. If you will be looking to install the in slab drainage and domestic supply with this phase please include the drainage fixture unit calculations and commercial fixture requirements per the UPC 2015?

All we'd like to do is get the under slab domestic water, fire water, & waste lines and floor drains into the building before we place the SOG. All other work can be reviewed with the Building Permit.

Please let me know your thoughts on this approach.

Thanks

**Patrick Ducas**

President

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 207.939.9448

[patrickd@ducasconstruction.com](mailto:patrickd@ducasconstruction.com)

[www.ducasconstruction.com](http://www.ducasconstruction.com)

**From:** Jeanie Bourke [mailto:[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)]

**Sent:** Monday, May 08, 2017 11:49 AM

**To:** Denis Lachman <[denis@lachmanarchitects.com](mailto:denis@lachmanarchitects.com)>

**Cc:** Christina Stacey <[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)>; Patrick Ducas <[patrickd@ducasconstruction.com](mailto:patrickd@ducasconstruction.com)>; Kiya Smith <[kiyalachsmith@gmail.com](mailto:kiyalachsmith@gmail.com)>

**Subject:** Re: 502 Stevens Ave - Permit #00612 - Demo, Permit & Request Meeting

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**Jeanie Bourke** <jmb@portlandmaine.gov>  
To: Matthew Grooms <mgrooms@portlandmaine.gov>

Tue, May 9, 2017 at 9:47 AM

Hi Matt,

Chris let me know that you are reviewing this one, let me know if you have any questions.

My comments back to Denis asking for more information has prompted his contractor Patrick to ask about doing just a foundation only permit now instead of the structure. His hope is that this expedites the review. For us we review in date order, and while that may allow less time in review, there is still a 4-6 week time frame from the date of application which was 4/28. We discourage this type of phasing, however, the code allows us to do this, at the holder's own risk, and with adequate information.

Jeanie

*Jeanie Bourke*  
*Code Enforcement Officer/Plan Reviewer*  
*Team Leader*

City of Portland  
Permitting and Inspections Department  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715

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## 2 attachments

 **Demo Call List-502 Stevens Ave.pdf**  
99K

 **502 Deering Center Site Permit Cover Letter.pdf**  
657K

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**Jeanie Bourke** <jmb@portlandmaine.gov>  
To: Patrick Ducas <patrickd@ducasconstruction.com>  
Cc: Denis Lachman <denis@lachmanarchitects.com>, Kiya Smith <kiyalachsmith@gmail.com>, [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov)

Tue, May 9, 2017 at 12:53 PM

Patrick,

The review time may be diminished due to less information, however, it does not move it forward in the queue. While we discourage multiple phases, they are allowed by code with adequate code information and, at the holder's own risk and without assurance that the building design is code compliant, and that a permit for the entire structure will be granted.

If you decide to move forward with this type of phasing the following information is required:

1. An abbreviated code review with pertinent information about the general building design including accessible paths.
2. Architectural drawings of foundation plan & section including associated construction and energy code details, elevations with height above grade and an under slab plumbing plan.
3. The application shall include a summary of the phasing plan and acknowledgement of the holder's risk.

If you wish to proceed with this, please send all revised documents and plans to the [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov) email for processing.

Let me know if you have further questions.

Jeanie

*Jeanie Bourke*  
*Code Enforcement Officer/Plan Reviewer*  
*Team Leader*

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